



**DEPARTMENT OF THE ARMY**  
U.S. Army Corps of Engineers  
WASHINGTON, D.C. 20314-1000

REPLY TO  
ATTENTION OF:

CEMP-CR/CECC-R

**AUG 11 2008**

**MEMORANDUM FOR SEE DISTRIBUTION**

**SUBJECT:** Implementation Guidance for Section 3182 of WRDA 2007 – Land Conveyances

1. Section 3182 of WRDA 2007 provides for the conveyance of land to various non-Federal entities at ten projects or locations within MVD, NWD, SAD, SPD and SWD. This memorandum provides guidance for seven of the ten projects. Separate guidance will be provided for the land conveyances at Denison, Texas, Boardman, Oregon and the Oakland Inner Harbor Tidal Canal, California.
2. The Secretary of the Army ("Secretary") may require any conveyance under this section to be subject to such terms and conditions considered appropriate and necessary to protect the interests of the United States. The exact acreage for each conveyance shall be determined by a survey that is satisfactory to the Secretary. All entities to which a conveyance is made shall hold the United States harmless from any liability with respect to any activities carried out on or after the date of the conveyance of any property and the United States shall remain responsible for any liability with respect to activities carried out before the date of conveyance of the real property. Several of the provisions make the conveyances subject to a reversionary interest (one automatic and the others discretionary) where the land could revert to the United States if the land in question ceases to be held in public ownership and/or used for the purpose for which it was conveyed. Actual reverter language for each deed will reflect state law and the nuances of each transaction and should be reviewed by District and Division Counsel Offices and coordinated with CECC-R.
3. Many, but not all, of the conveyances are for no consideration, several are for fair market value and two are silent with regard to payment or consideration. In all the transactions, the non-Federal entity to which a conveyance is made is responsible for all reasonable and necessary costs, including real estate transaction and environmental documentation costs, associated with each conveyance.
4. For each conveyance, a Disposal Report should be completed with appropriate environmental documentation to support the National Environmental Policy Act (NEPA), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and other applicable laws. Screening for further federal use of any of the tracts to be conveyed is not required. All conveyances will be by quitclaim deed and

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currently require the signature and approval of the Deputy Assistant Secretary of the Army (Installations & Housing). Guidance by Division is provided below.

5. Mississippi Valley Division

**a. Section 3182(a) St. Francis Basin, Arkansas and Missouri**

On the condition that the State of Arkansas agrees to operate, maintain and manage the real property for fish and wildlife, recreation and environmental purposes at no cost or expense to the United States, and in addition to any other terms and conditions the Secretary determines to be in the interest of the United States, the Corps is authorized to convey to the State of Arkansas, without monetary consideration, all right, title and interest in and to real property within the State of Arkansas acquired by the Federal Government as mitigation land for the project for flood control, St. Francis Basin, Arkansas and Missouri Project, authorized by the Flood Control Act of May 15, 1928 (33 U.S.C. 702a et seq.).

If the Secretary determines that the real property conveyed ceases to be held in public ownership or the State of Arkansas ceases to operate, maintain and manage the real property for fish and wildlife, recreation and environmental purposes at no cost or expense to the United States, all right, title and interest in and to the property shall revert to the United States, at the option of the Secretary. Nothing in this subsection extinguishes the responsibility of the United States or the non-Federal interest from the obligation to implement mitigation for the St. Francis Basin, Arkansas and Missouri Project that existed on the day prior to the subject transfer.

**b. Section 3182(e) Pike County, Missouri**

The Corps is authorized to convey to S.S.S., Inc. two parcels of land totaling approximately 42 acres located on Buffalo Island in Pike County, Missouri, ("Federal land") by quitclaim deed subject to any reservations, terms, and conditions that the Secretary determines to be necessary to allow the United States to operate and maintain the Mississippi River 9-Foot Navigation Project, provided:

1). S.S.S., Inc. conveys by warranty deed to the United States, subject to existing flowage easements, all right, title, and interest to the approximately 42 acres of land situated in Pike County, Missouri, upstream and northwest, about 200 feet from Drake Island, also known as Grimes Island ("non-Federal land");

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2). S.S.S., Inc. provides a legal description of the non-Federal land to the Secretary and the Secretary provides a legal description of the Federal land to S.S.S., Inc.;

3). S.S.S., Inc. makes a cash equalization payment to the United States if the appraised fair market value of the Federal land, as determined by the Army, exceeds the fair market value of the non-Federal land, as determined by the Army; and

4). S.S.S., Inc. pays the reasonable administrative costs associated with the exchange.

The Secretary may require the removal of, or S.S.S., Inc. may voluntarily remove, any improvements on the non-Federal land before the completion of the conveyance or as a condition of the conveyance. If the improvements are removed from the non-Federal land by S.S.S., Inc., the United States shall not incur or be liable for any costs associated with the removal or relocation of the improvements and S.S.S., Inc. shall have no claim against the United States relating to the removal. This section requires that the land exchange shall be completed within two years of enactment of the act. Completion of the exchange within this time period is subject to the timely receipt of sufficient funds from S.S.S., Inc. to pay for reasonable administrative costs of the exchange.

**c. Section 3182(f) Union Lake, Missouri**

The Corps is authorized to offer to convey for no cash consideration to the State of Missouri, all right, title, and interest in and to approximately 205.50 acres of land purchased for the Union Lake Project that was deauthorized as of January 1, 1990, referred to as Tracts 500 and 605 and more particularly described in the subsection. Upon acceptance of the offer by the State of Missouri, the land shall be immediately conveyed to the State of Missouri in its current condition. Since authority has been granted to convey the property in its current condition, no Federal funds shall be expended to perform investigations or surveys with respect to the environmental, historical, archeological or cultural condition of the property and CERCLA covenants may not be required in the quitclaim deed. Accordingly, District and/or Division Counsel should consult with CECC-R prior to finalizing the deed for submittal to the State of Missouri. Although this subsection references a conveyance to the State of Missouri before June 30, 2007, and that date has passed, this conveyance is still authorized.

6. Northwestern Division

a. **Section 3182(c) Milford, Kansas**

The Corps is authorized to convey, without consideration, to the Geary County Fire Department, Milford, Kansas, all right, title, and interest of the United States in and to real property consisting of approximately 7.4 acres located in Geary County, Kansas, for construction, operation and maintenance of a fire station. If the Secretary determines that the real property conveyed ceases to be held in public ownership or ceases to be operated and maintained as a fire station, all right, title and interest in and to the property shall revert to the United States, at the option of the Secretary.

b. **Section 3182(h) Lookout Point Project, Lowell, Oregon**

The Corps is authorized to convey, without consideration, to Lowell School District all right, title and interest of the United States in and to land and buildings thereon, known as Tract A-82 in Lowell, Oregon and more particularly described in the subsection, and commonly referred to as the Lowell Ranger Station. Although the buildings and improvements were built by the Forest Service pursuant to a 1954 permit and are currently under the administrative accountability of the Forest Service, the statute provides authority for the Corps to transfer all right, title and interest of the United States in and to the land and buildings to the Lowell School District. Before conveying the land and buildings to the school district, the Secretary shall ensure that the conditions of the buildings and facilities meet the requirements of applicable Federal law. Any costs associated with ensuring that the conditions of the buildings and facilities meet the requirements of applicable Federal law should be borne by the Forest Service or the Lowell School District. The Lowell School District is responsible for all reasonable and necessary costs associated with the conveyance. If the Secretary determines that the real property conveyed ceases to be held in public ownership all right, title and interest in and to the property shall revert to the United States, at the option of the Secretary.

7. South Atlantic Division

**Section 3182 (i) Richard B. Russell Lake, South Carolina.** The Corps is authorized to convey, at fair market value, to the State of South Carolina, all right, title, and interest in and to the parcels of land described in Army Lease Number DACW21-1-92-0500 that are managed by the South Carolina Department of Commerce for public park and recreation purposes at Richard B. Russell Dam and Lake; provided the United States retains ownership of land included in the lease that would have been acquired for

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operational purposes under the 1971 Implementation of the 1962 Army/Interior Joint Land Acquisition Policy as well as any other land determined by the Secretary to be required for authorized project purposes, including easement rights-of-way to remaining Federal land. The State of South Carolina shall continue to manage any land that is not conveyed in accordance with the terms and conditions of said lease. In addition, the State of South Carolina will be responsible for replacing any mitigation lands lost as a result of this conveyance.

The State of South Carolina shall be responsible for all costs, including real estate transactional and environmental costs, associated with this conveyance. However, as determined appropriate by the Secretary, in lieu of payment of costs, the State of South Carolina may perform certain environmental or real estate actions associated with the conveyance if those actions are performed in close coordination with, to the satisfaction of, and in compliance with the laws of the United States.

The Shoreline Management Policy (ER-1130-2-406) of the Corps shall not be changed or altered for any proposed development of land conveyed under this section. In carrying out the conveyance under this section, the Secretary and the State of South Carolina shall comply with all obligations of any cost sharing agreement between the Secretary and the State of South Carolina in effect as of the date of the conveyance.

#### 8. Southwestern Division

**Section 3182(d) Strawn Cemetery, John Redmond Lake, Kansas.** The Corps is authorized to convey, without consideration, to Pleasant Township, Coffey County, Kansas, for use as the New Strawn Cemetery, all right, title, and interest to the approximately three acres near John Redmond Lake more particularly described in the subsection. If the land transferred ceases at any time to be used as a nonprofit cemetery or for another public purpose, the land shall revert to the United States.

9. Any questions regarding the implementation of Section 3182 of WRDA 2007 or this guidance should be addressed to Brenda Johnson-Turner, CEMP-CR at 202-761-5222 or Laura Ouverson Norman, CECC-R, at 202-761-0023.

FOR THE COMMANDER:

Encls



SCOTT L. WHITEFORD

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DISTRIBUTION:

COMMANDER,

MISSISSIPPI VALLEY DIVISION (CEMVD-PDS-R and CECC-MVD)

NORTHWESTERN DIVISION (CENWD-PDS-R and CECC-NWD)

SOUTH ATLANTIC DIVISION (CESWD-PDS-R AND CECC-SAD)

SOUTH PACIFIC DIVISION (CESPD-PDS-R AND CECC-SPD)

SOUTHWESTERN DIVISION (CESWD-PDS-R and CECC-SWD)

## SEC. 3182. LAND CONVEYANCES.

### (a) ST. FRANCIS BASIN, ARKANSAS AND MISSOURI.—

(1) IN GENERAL.—The Secretary shall convey to the State of Arkansas, without monetary consideration and subject to paragraph (2), all right, title, and interest in and to real property within the State acquired by the Federal Government as mitigation land for the project for flood control, St. Francis Basin, Arkansas and Missouri Project, authorized by the Flood Control Act of May 15, 1928 (33 U.S.C. 702a et seq.).

#### (2) TERMS AND CONDITIONS.—

(A) IN GENERAL.—The conveyance by the United States under this subsection shall be subject to—

(i) the condition that the State of Arkansas agree to operate, maintain, and manage the real property for fish and wildlife, recreation, and environmental purposes at no cost or expense to the United States; and

(ii) such other terms and conditions as the Secretary determines to be in the interest of the United States.

(B) REVERSION.—If the Secretary determines that the real property conveyed under paragraph (1) ceases to be held in public ownership or the State ceases to operate, maintain, and manage the real property in accordance with this subsection, all right, title, and interest in and to the property shall revert to the United States, at the option of the Secretary.

(3) MITIGATION.—Nothing in this subsection extinguishes the responsibility of the Federal Government or the non-Federal interest for the project referred to in paragraph (1) from the obligation to implement mitigation for such project that existed on the day prior to the transfer authorized by this subsection.

### (b) OAKLAND INNER HARBOR TIDAL CANAL, CALIFORNIA.—

(1) IN GENERAL.—The Secretary may convey, by separate quitclaim deeds, as soon as the conveyance of each individual portion is practicable, the title of the United States in and to all or portions of the approximately 86 acres of upland, tideland, and submerged land, commonly referred to as the “Oakland Inner Harbor Tidal Canal”, California (referred to in this section as the “Canal Property”), as follows:

(A) To the city of Oakland, without consideration, the title of the United States in and to all or portions of that part of the Canal Property that are located within the boundaries of the City of Oakland.

(B) To the city of Alameda, or to a public entity created by or designated by the city of Alameda that is eligible to hold title to real property, without consideration, the title of the United States in and to all or portions of that part of the Canal Property that are located within the boundaries of the city of Alameda.

(C) To the owners of lands adjacent to the Canal Property, or to a public entity created by or designated by one or more of the adjacent land owners that are eligible to hold title to real property, at fair market value, the title of the United States in and to all or portions of that part of the Canal Property that are located within the boundaries of the city in which the adjacent land is located.

(2) REQUIREMENT.—The Secretary may reserve and retain from any conveyance under this subsection a right-of-way or other rights as the Secretary determines to be necessary for the operation and maintenance of the authorized Federal channel in the Canal Property.

(3) ANNUAL REPORTS.—Until the date on which each conveyance described in paragraph (1) is complete, the Secretary shall submit, by not later than November 30 of each year, to the Committee on Environment and Public Works of the Senate and Committee on Transportation and Infrastructure of the House of Representatives an annual report that describes the efforts of the Secretary to complete that conveyance during the preceding fiscal year.

(4) FORM.—A conveyance made under this subsection may be, in whole or in part, in the form of an easement.

(5) RIGHT OF FIRST REFUSAL.—For any property on which an easement is granted under this subsection, should the Secretary seek to dispose of the property, the holder of the easement shall have the right of first refusal to the property without cost or consideration.

(6) REPEAL.—Section 205 of the Water Resources Development Act of 1990 (104 Stat. 4633; 110 Stat. 3748) is repealed.

### (c) MILFORD, KANSAS.—

(1) IN GENERAL.—The Secretary shall convey by quitclaim deed without consideration to the Geary County Fire Department, Milford, Kansas, all right, title, and interest of the United States in and to real property consisting of approximately 7.4 acres located in Geary County, Kansas, for construction, operation, and maintenance of a fire station.

(2) REVERSION.—If the Secretary determines that the real property conveyed under paragraph (1) ceases to be held in public ownership or ceases to be operated and maintained as a fire station, all right, title, and interest in and to the property shall revert to the United States, at the option of the United States.

(d) STRAWN CEMETERY, JOHN REDMOND LAKE, KANSAS.—

(1) IN GENERAL.—As soon as practicable after the date of enactment of this Act, the Secretary, acting through the Tulsa District of the Corps of Engineers, shall transfer to Pleasant Township, Coffey County, Kansas, for use as the New Strawn Cemetery, all right, title, and interest of the United States in and to the land described in paragraph (3).

(2) REVERSION.—If the land transferred under this subsection ceases at any time to be used as a nonprofit cemetery or for another public purpose, the land shall revert to the United States.

(3) DESCRIPTION.—The land to be conveyed under this subsection is a tract of land near John Redmond Lake, Kansas, containing approximately 3 acres and lying adjacent to the west line of the Strawn Cemetery located in the SE corner of the NE $\frac{1}{4}$  of section 32, township 20 south, range 14 east, Coffey County, Kansas.

(e) PIKE COUNTY, MISSOURI.—

(1) DEFINITIONS.—In this subsection, the following definitions apply:

(A) FEDERAL LAND.—The term “Federal land” means the 2 parcels of Corps of Engineers land totaling approximately 42 acres, located on Buffalo Island in Pike County, Missouri, and consisting of Government Tract Numbers MIS-7 and a portion of FM-46.

(B) NON-FEDERAL LAND.—The term “non-Federal land” means the approximately 42 acres of land, subject to any existing flowage easements situated in Pike County, Missouri, upstream and northwest, about 200 feet from Drake Island (also known as Grimes Island).

(2) LAND EXCHANGE.—Subject to paragraph (3), on conveyance by S.S.S., Inc., to the United States of all right, title, and interest in and to the non-Federal land, the Secretary shall convey to S.S.S., Inc., all right, title, and interest of the United States in and to the Federal land.

(3) CONDITIONS.—

(A) DEEDS.—

(i) NON-FEDERAL LAND.—The conveyance of the non-Federal land to the Secretary shall be by a warranty deed acceptable to the Secretary.

(ii) FEDERAL LAND.—The conveyance of the Federal land to S.S.S., Inc., shall be—

(I) by quitclaim deed; and

(II) subject to any reservations, terms, and conditions that the Secretary determines to be necessary to allow the United States to operate and maintain the Mississippi River 9-Foot Navigation Project.

(iii) LEGAL DESCRIPTIONS.—The Secretary shall provide a legal description of the Federal land, and S.S.S., Inc., shall provide a legal description of the non-Federal land, for inclusion in the deeds referred to in clauses (i) and (ii).

(B) REMOVAL OF IMPROVEMENTS.—

(i) IN GENERAL.—The Secretary may require the removal of, or S.S.S., Inc., may voluntarily remove, any improvements to the non-Federal land before the completion of the exchange or as a condition of the exchange.

(ii) NO LIABILITY.—If S.S.S., Inc., removes any improvements to the non-Federal land under clause (i)—

(I) S.S.S., Inc., shall have no claim against the United States relating to the removal; and

(II) the United States shall not incur or be liable for any cost associated with the removal or relocation of the improvements.

(C) ADMINISTRATIVE COSTS.—The Secretary shall require S.S.S., Inc. to pay reasonable administrative costs associated with the exchange.

(D) CASH EQUALIZATION PAYMENT.—If the appraised fair market value, as determined by the Secretary, of the Federal land exceeds the appraised fair market value, as determined by the Secretary, of the non-Federal land, S.S.S., Inc., shall make a cash equalization payment to the United States.

(E) DEADLINE.—The land exchange under subparagraph (B) shall be completed not later than 2 years after the date of enactment of this Act.



(f) UNION LAKE, MISSOURI.—

(1) IN GENERAL.—The Secretary shall offer to convey to the State of Missouri, before June 30, 2007, all right, title, and interest in and to approximately 205.50 acres of land described in paragraph (2) purchased for the Union Lake Project that was deauthorized as of January 1, 1990 (55 Fed. Reg. 40906), in accordance with section 1001(a) of the Water Resources Development Act of 1986 (33 U.S.C. 579a(a)).

(2) LAND DESCRIPTION.—The land referred to in paragraph (1) is described as follows:

(A) TRACT 500.—A tract of land situated in Franklin County, Missouri, being part of the SW¼ of section 7, and the NW¼ of the SW¼ of section 8, township 42 north, range 2 west of the fifth principal meridian, consisting of approximately 112.50 acres.

(B) TRACT 605.—A tract of land situated in Franklin County, Missouri, being part of the N½ of the NE, and part of the SE of the NE of section 18, township 42 north, range 2 west of the fifth principal meridian, consisting of approximately 93.00 acres.

(3) CONVEYANCE.—On acceptance by the State of Missouri of the offer by the Secretary under paragraph (1), the land described in paragraph (2) shall immediately be conveyed, in its current condition, by Secretary to the State of Missouri.

(g) BOARDMAN, OREGON.—Section 501(g)(1) of the Water Resources Development Act of 1996 (110 Stat. 3751) is amended—

(1) by striking “city of Boardman,” and inserting “the Boardman Park and Recreation District, Boardman,”; and

(2) by striking “such city” and inserting “the city of Boardman”.

(h) LOOKOUT POINT PROJECT, LOWELL, OREGON.—

(1) IN GENERAL.—The Secretary may convey without consideration to Lowell School District, by quitclaim deed, all right, title, and interest of the United States in and to land and buildings thereon, known as Tract A–82, located in Lowell, Oregon, and described in paragraph (2).

(2) DESCRIPTION OF PROPERTY.—The parcel of land authorized to be conveyed under paragraph (1) is as follows: Commencing at the point of intersection of the west line of Pioneer Street with the westerly extension of the north line of Summit Street, in Meadows Addition to Lowell, as platted and recorded at page 56 of Volume 4, Lane County Oregon Plat Records; thence north on the west line of Pioneer Street a distance of 176.0 feet to the true point of beginning of this description; thence north on the west line of Pioneer Street a distance of 170.0 feet; thence west at right angles to the west line of Pioneer Street a distance of 250.0 feet; thence south and parallel to the west line of Pioneer Street a distance of 170.0 feet; thence east 250.0 feet to the true point of beginning of this description in Section 14, Township 19 South, Range 1 West of the Willamette Meridian, Lane County, Oregon.

(3) TERMS AND CONDITIONS.—Before conveying the parcel to the school district, the Secretary shall ensure that the conditions of buildings and facilities meet the requirements of applicable Federal law.

(4) REVERSION.—If the Secretary determines that the property conveyed under paragraph (1) ceases to be held in public ownership, all right, title, and interest in and to the property shall revert to the United States, at the option of the United States.

(i) RICHARD B. RUSSELL LAKE, SOUTH CAROLINA.—

(1) IN GENERAL.—The Secretary shall convey, at fair market value, to the State of South Carolina, by quitclaim deed, all right, title, and interest of the United States in and to the parcels of land described in paragraph (2)(A) that are managed, as of the date of enactment of this Act, by the South Carolina department of commerce for public recreation purposes for the Richard B. Russell Dam and Lake, South Carolina, project authorized by section 203 of the Flood Control Act of 1966 (80 Stat. 1420).

(2) LAND DESCRIPTION.—

(A) IN GENERAL.—Subject to subparagraphs (B) and (C), the parcels of land referred to in paragraph (1) are the parcels contained in the portion of land described in Army Lease Number DACW21–1–92–0500.

(B) RETENTION OF INTERESTS.—The United States shall retain—

(i) ownership of all land included in the lease referred to in subparagraph (A) that would have been acquired for operational purposes in accordance with the 1971 implementation of the 1962 Army/Interior Joint Acquisition Policy; and

(ii) such other land as is determined by the Secretary to be required for authorized project purposes, including easement rights-of-way to remaining Federal land.

(C) SURVEY.—The cost of the survey shall be paid by the State.

(3) COSTS OF CONVEYANCE.—

(A) IN GENERAL.—The State shall be responsible for all costs, including real estate transaction and environmental costs, associated with the conveyance under this subsection.

(B) FORM OF CONTRIBUTION.—As determined appropriate by the Secretary, in lieu of payment of compensation to the United States under subparagraph (A), the State may perform certain environmental or real estate actions associated with the conveyance under this subsection if those actions are performed in close coordination with, to the satisfaction of, and in compliance with the laws of the United States.

(4) ADDITIONAL TERMS AND CONDITIONS.—

(A) NO EFFECT ON SHORE MANAGEMENT POLICY.—The Shoreline Management Policy (ER-1130-2-406) of the Corps of Engineers may not be changed or altered for any proposed development of land conveyed under this subsection.

(B) COST SHARING.—In carrying out the conveyance under this subsection, the Secretary and the State shall comply with all obligations of any cost sharing agreement between the Secretary and the State in effect as of the date of the conveyance.

(C) LAND NOT CONVEYED.—The State shall continue to manage the land that is subject to Army Lease Number DACW21-1-92-0500 and that is not conveyed under this subsection in accordance with the terms and conditions of Army Lease Number DACW21-1-92-0500.

(j) DENISON, TEXAS.—

(1) IN GENERAL.—Not later than 90 days after the date of enactment of this Act, the Secretary shall offer to convey at fair market value to the city of Denison, Texas, all right, title, and interest of the United States in and to the approximately 900 acres of land located in Grayson County, Texas, which is currently subject to an application for lease for public park and recreational purposes made by the city of Denison, dated August 17, 2005.

(2) SURVEY TO OBTAIN LEGAL DESCRIPTION.—The exact acreage and description of the real property referred to in paragraph (1) shall be determined by a survey paid for by the city of Denison, Texas, that is satisfactory to the Secretary.

(3) CONVEYANCE.—Not later than 90 days after the date of acceptance by the city of Denison, Texas, of an offer under paragraph (1), the Secretary shall convey the land surveyed under paragraph (2) by quitclaim deed to the city of Denison, Texas.

(k) GENERALLY APPLICABLE PROVISIONS.—

(1) SURVEY TO OBTAIN LEGAL DESCRIPTION.—The exact acreage and the legal description of any real property to be conveyed under this section shall be determined by a survey that is satisfactory to the Secretary.

(2) APPLICABILITY OF PROPERTY SCREENING PROVISIONS.—Section 2696 of title 10, United States Code, shall not apply to any conveyance under this section.

(3) ADDITIONAL TERMS AND CONDITIONS.—The Secretary may require that any conveyance under this section be subject to such additional terms and conditions as the Secretary considers appropriate and necessary to protect the interests of the United States.

(4) COSTS OF CONVEYANCE.—An entity to which a conveyance is made under this section shall be responsible for all reasonable and necessary costs, including real estate transaction and environmental documentation costs, associated with the conveyance.

(5) LIABILITY.—An entity to which a conveyance is made under this section shall hold the United States harmless from any liability with respect to activities carried out, on or after the date of the conveyance, on the real property conveyed. The United States shall remain responsible for any liability with respect to activities carried out, before such date, on the real property conveyed.